

**Historic District Commission Meeting
Monday, October 17, 2011
Town Hall Meeting Room, Old Town Road.
7:00 pm**

Present: Members: Chair William Penn, Vice Chair Martha Ball, Dennis Riordan, Claire McQueeny, Douglas Gilpin, Michael Ballard, and Mark Vaillancourt. Terri Chmiel was present for the recording of the minutes.

Call to Order

Mr. Penn called the meeting to order at 7:00pm.

Matters from the Public not on the Agenda

Herman Hassinger spoke from the audience to say that he was concern that nothing has been done to soften the mechanical panel on the Harbormaster's Building and the screening for the mechanics at the Post Office Building. Mr. Penn replied that he has not heard from Town Manager, Nancy Dodge as to how they plan to soften the look of the access panel. Mr. Penn will ask Building Official, Marc Tillson to send a letter to the owner of the Post Office Building for a resubmission of a workable screen for the mechanics.

Approval of Minutes for June 20, 2011 and September 22, 2011

A motion was made by Mr. Ballard and seconded by Ms. Ball to approve the minutes of September 22, 2011.

6 Ayes (Penn, Ball, Riordan, Vaillancourt, Ballard and McQueeny)

0 Nays

1 Abstain (Gilpin (not present at the meeting))

A motion was made by Ms. McQueeny and seconded by Mr. Gilpin to defer action on the minutes of June 20, 2011.

7 Ayes (Penn, Ball, Riordan, Vaillancourt, Ballard, Gilpin and McQueeny)

0 Nays

Final Review – Certificate of Appropriateness:

Coastal Resorts International. Plat 6, Lot 117-2. Application by Christopher Sereno of National Hotel for fencing, patio pavers and trees.

Mr. Gilpin recused himself due to a professional relationship with the applicant.

Business/Property owner Christopher Sereno and manager Julie Fuller presented. The Commission asked the applicant for an advisory from the Zoning Board for the use of this portion of the property and whether a variance was issued to keep the area open for fire equipment. The applicant provided letters from the Building Official, Block Island Fire Chief and the Block Island Rescue Squad Captain supporting "the access that will be available to emergency vehicles is more than adequate to meet the variance requirements established in 1983."

Mr. Sereno discussed the following issues with the Commission and stipulated to the following:

- The proposed picket fence will match the existing fence on the front of the building.
- The arbor and picket fence will be painted white.
- Two cherry trees will be planted.
- The spread on the pickets will remain the same.

Mr. Vaillancourt made a motion to approve the application of Coastal Resorts International Plat 6, Lot 117-2 for the installation of fencing, patio pavers and trees based on the following findings of fact as submitted:

- This is new construction within the Historic District.
- The approval is for brick pavers.
- The picket fence will be made of azek material and painted white.
- The arbor will be constructed of wood and painted white.
- The applicant has resolved the Zoning issues by submitting letters of support from Building Official, Fire, and Rescue Squad.

Mr. Ballard seconded the motion.

6 Ayes (Penn, Ball, Riordan, Vaillancourt, Ballard and McQueeny)
0 Absent

0 Nays
1 Recuse (Gilpin)

Mr. Gilpin rejoined the Commission's proceedings.

Aldos Properties LLC & L&L. Plat 6, Lot 89. Application by Herman Hassinger for Aldo's Properties LLC & L&L to replace existing blacktop with brick pavers.

Herman Hassinger presented on behalf of the applicant. Mr. Hassinger explained the proposed clay pavers will replace the painted black top with new paving to match the existing clay pavers.

Mr. Gilpin made a motion to approve the application of Aldo's Properties LLC & L&L Plat 6, Lot 89 to replace asphalt on Aldo's Terrace as submitted based on the findings of fact:

- Established use of the property and consistent with the adjacent property on Weldon's Way and Chapel Street.

Ms. McQueeny seconded the motion.

7 Ayes (Penn, Ball, Riordan, Vaillancourt, Ballard, Gilpin and McQueeny) 0 Nays

Windrose House LLC. Plat 7, Lot 73-1. Application by Herman Hassinger for James & Barbara Morrissey to construct an 8'x8' widows walk on ridge of roof, outside shower and deck extension.

Herman Hassinger presented on behalf of the property owners. Mr. Hassinger explained the Morrissey's have applied for a widow's walk, outdoor shower and extension to an existing deck on the north side. The proposed outdoor shower will be made of 6 feet pressure treated staggered boards with an area of 4'x8'. The deck extension will measure 10'x20' which is within the Zoning requirements. The two steps up will be open around the deck. Discussion ensued regarding the widow's walk. Mr. Penn stated the widow's walk is a new element in the Historic District.

Mr. Ballard made a motion to approve the application of Windrose House LLC Plat 7, Lot 73-1 to construct an outdoor shower and deck extension based on the following findings of fact:

- This is a new building built in 1998 located in the Historic District.
- Approval of outdoor shower and deck extension as presented.
- The design of the outdoor shower and deck are consist with the Historic District Guidelines.

Mr. Vaillancourt seconded the motion.

7 Ayes (Penn, Ball, Riordan, Vaillancourt, Ballard, Gilpin and McQueeny) 0 Nays

Mr. Gilpin made a motion to approve the application of Windrose House LLC Plat 7, Lot 73-1 to construct a widow's walk. Motion does not carry.

Mr. Penn made a motion seconded by Mr. Ballard to defer action on the widow's walk of Windrose House LLC Plat 7, Lot 73-1 until the next meeting.

7 Ayes (Penn, Ball, Riordan, Vaillancourt, Ballard, Gilpin, and McQueeny) 0 Nays

Long Boat Key Tavern, LLC. Plat 5, Lot 5-3. Advisory to the Zoning Board of Review for an application for a Special Use Permit under Section 506(G)(2) to build a four bedroom single family dwelling and a denitrification OWTS.

Orlando Capital Enterprises, LLC. Plat 5, Lot 5-5. Advisory to the Zoning Board of Review for an application for a Special Use Permit under Section 506(G)(2) to build a four bedroom single family dwelling and a denitrification OWTS.

Long Boat Key Tavern, LLC. Plat 5, Lot 5-6. Advisory to the Zoning Board of Review for an application for a Special Use Permit under Section 506(G)(2) to build a four bedroom single family dwelling and a denitrification OWTS.

Mr. Gil Brennan, Cherenzia & Associates, LTD representing the owners presented. The owner is seeking approval for septic systems; because, the lots do not have a 30" ground water table. The Zoning Board of Review is asking for an advisory because the lots are located in the Historic District.

Mr. Penn made a motion seconded by Ms. Ball that an advisory opinion cannot be given because the Commission does not have sufficient information such as the proposed houses size, height, massing, scale, and general material specifications.

7 Ayes (Penn, Ball, Riordan, Vaillancourt, Ballard, Gilpin, and McQueeney) 0 Nays

Tabled Items / Old Business

1. Review of violations:

Marc Tillson, Building Official removed the Notice of Violation to Maclac Enterprises for Snack's and Stuff. The owner has removed the signs from the windows.

New Business

1. Discussion of the Historic District Commission Procedures and Standards Guidebook, Section II. Application Procedures, Minor Changes to the Exterior.

Mr. Penn reported that he contacted Attorney Donald Packer for his assessment of the application procedures for minor changes. Mr. Packer concurred that a minor change would not need an application. Mr. Packer suggested that more than one member review the change and that the HDC define "minor change".

Mr. Vaillancourt made a motion seconded by Ms. McQueeney to defer action until the next meeting.

7 Ayes (Penn, Ball, Riordan, Vaillancourt, Ballard, Gilpin, and McQueeney) 0 Nays

2. Discussion of the Rules and Regulations of the Historic District Commission.

Ms. McQueeney made a motion seconded by Mr. Ballard to defer action.

7 Ayes (Penn, Ball, Riordan, Vaillancourt, Ballard, Gilpin, and McQueeney) 0 Nays

Secretary's Report

1. Election of Secretary.

Ms. McQueeney will fill in as assistant secretary.

A meeting was scheduled for Friday, October 21, 2011 to draft a motion of the Windrose House LLC application for a widow's walk.

Adjournment

The meeting was adjourned at 8:37 p.m. in a motion by Ms. McQueeny and seconded by Mr. Gilpin and voted unanimously.

7 Ayes (Penn, Ball, Riordan, Vaillancourt, Ballard, Gilpin, and McQueeny) 0 Nays

Respectfully submitted,
Terri L. Chmiel
Administrative Assistant
Building & Land Use Department
Approved: November 21, 2011